



PUTNAM COUNTY COMPREHENSIVE PLAN

EXHIBIT CC

HOUSING ELEMENT

PUTNAM COUNTY COMPREHENSIVE PLAN

C. Housing Element Goals, Objectives and Policies

GOAL C.1: Stimulate the housing industry to provide safe and sanitary housing in numbers and types sufficient to meet the needs and choices of the County's current and projected populations.

Objective C.1.1: The County shall continue to assist the private sector to deliver approximately 5,531 additional dwelling units of various types, sizes, and costs to meet the demand of 29,649 units by 2025 necessary to house the County's anticipated population, including special needs household and farm workers.

Policy C.1.1.1: The County shall develop and maintain partnerships between public and private sector sponsors of affordable housing programs.

Policy C.1.1.2: The County shall continue formal coordination with the Palatka Housing Authority via an existing interlocal agreement, which shall be expanded to establish a more regular exchange of housing needs information.

Policy C.1.1.3: The County shall continue the interlocal supportive partnerships with the County's municipalities to identify and implement programs that will be jointly beneficial in developing adequate and affordable housing for very low, low and moderate income households.

Policy C.1.1.4: The County shall provide information and technical assistance to the development community regarding incentives available within the County for the siting and construction of housing in sufficient numbers and types to meet County needs.

Policy C.1.1.5: The County shall establish coordination procedures with state and federal agencies, as well as the agricultural community to upgrade available housing for farming and migratory families.

Policy C.1.1.6: The County shall continue to offer incentives such as fast-track permitting, density bonuses, reduction of permitting fees, and zero lot line allowances in all regulatory processes for affordable housing projects for very low, low and moderate income households.

Policy C.1.1.7: The County's Future Land Use Map shall include adequate amounts of lands and densities to accommodate the projected housing growth.

Objective C.1.2: The County shall continue to support the efforts of the private sector to reduce the number of substandard units identified in the County.

Policy C.1.2.1: The County shall continue to pursue and use CDBG, the State Housing Initiatives Partnership, emergency weatherization, public/private partnerships, community redevelopment programs, appropriate land development regulations and other available housing-related grant revenues to rehabilitate substandard housing and eliminate blighted neighborhoods.

Policy C.1.2.2: The County shall make available to the public published information on methods of obtaining revenues for the rehabilitation of substandard dwelling units.

Policy C.1.2.3: The County shall continue to assist neighborhood improvements by providing code enforcement assistance, providing County resources to assist in neighborhood "clean-up" campaigns, assisting homeowners, property owners and civic associations with Special Area Plans, and prioritizing capital and/or operating maintenance budgets to support improvements in such neighborhoods.

Policy C.1.2.4: The County shall continue to enforce the 2010 Florida Building Code and the 1994 edition of the Standard Housing Code as specified by the County's Land Development Code.

Policy C.1.2.5: Putnam County shall ensure the protection of existing and future residential neighborhoods through the administration and enforcement of zoning regulations and other relevant provisions of the Land Development Code. Rezoning, special use permits and variances shall be reviewed to ensure that incompatible non-residential uses do not encroach upon or adversely affect residential neighborhoods.

Policy C.1.2.6: Capital expenditures for public infrastructure and supporting facilities and services will be concentrated to upgrade the quality of existing neighborhoods.

Policy C.1.2.7: By December 31, 2014, the County shall provide a housing conditions survey update to identify the location and number of substandard dwelling units. The County will seek data and assistance from appropriate federal, state and local agencies, and other private non-profit organizations to complete the survey update.

Objective C.1.3: The County shall identify and assist the private sector in providing sufficient and appropriate residential sites to accommodate the development of a wide range of housing options and costs including affordable housing for the very low, low and moderate income households and high income households projected to occur in the County.

Policy C.1.3.1: The County shall ensure reasonable and uniform enforcement of local zoning and inspection procedures with respect to the placement of mobile and manufactured homes in accordance with Section 320.8285 and 553.38 Florida Statutes.

Policy C.1.3.2: By December 31, 2014, the County Planning and Development Division shall develop and maintain an inventory of vacant and underdeveloped land, and make it available to all interested parties upon request. The inventory will include the identification of specific geographic areas that would be appropriate for affordable housing as well as prime locations for the high and very high income households.

Policy C.1.3.3: The County Planning and Development Division shall conduct a comprehensive inventory of County-owned vacant land and evaluate the appropriateness of these parcels for affordable housing sites including the availability of infrastructure. This inventory shall be made available to the residential development industry upon request.

Policy C.1.3.4: The County shall continue to allow mobile home parks in certain residential zoning districts where adequate public facilities and services are available. Mobile home parks should be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads; and they should be located within reasonable proximity to community facilities.

Objective C.1.4: The County shall continue to ensure that sites are available to locate group homes and foster care facilities throughout the County and that over concentration of such facilities in any particular residential area is avoided consistent with the separation standards required by State law.

Policy C.1.4.1: The County shall ensure non-discriminatory standards and criteria for the siting of foster care and group homes in accordance with Section 419.001(2) and (3)(c), F.S.

Policy C.1.4.2: The County shall continue to pursue federal/state funding grants for the construction of group/foster care housing for the elderly and infirm.

Policy C.1.4.3: Putnam County regulatory ordinances shall allow fair housing opportunities to all residents regardless of age, race, handicap, disability, sex or family size in accordance with the Florida Fair Housing Act, Chapter 760, Part II F.S.

Policy C.1.4.4: Putnam County shall review all requests for group homes (through rezoning and/or special exceptions) to ensure that applicable State criteria, including minimum separation between such facilities, is met.

Objective C.1.5: The County shall continue to reinforce its policies regarding the identification, rehabilitation and conservation of historically significant structures within the unincorporated area of Putnam County.

Policy C.1.5.1: The County shall continue to pursue grant funding in order to fund and update the historic and archaeological resources survey.

Policy C.1.5.2: The County shall provide to owners of recognized historical properties informational announcements and publications on grant and low interest funding for the purpose of rehabilitating structures of historic significance.

Policy C.1.5.3: The County shall request the Department of State, Bureau of Historic Resources to provide technical assistance in applying for National Historical Register designation for qualified historical structures or districts in the County.

Policy C.1.5.4: The County shall provide exceptions in its Land Development Code to permit the use, adaptive reuse or rehabilitation of historic structures in a non-conforming setting if necessary to preserve the structure from demolition.

Objective C.1.6 : The County shall continue to coordinate with the appropriate agencies to offer relocation assistance to County residents who are displaced by Federal, State, or local government programs and projects.

Policy C.1.6.1: Putnam County citizens affected by public action demolition programs shall be afforded non-discriminatory relocation treatment in accordance with the Federal Relocation Act.

Policy C.1.6.2: The County shall require that zoning or structure use changes be evaluated as to their impact on citizens residing in the structure and the area.

Policy C.1.6.3: The County shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents, before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Assessment of the need for the program which will displace households
- Timing of the relocation
- Costs associated with the displacement of such households, and
- An assessment of the household's needs and the impact of the relocation on the household, including:
 - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
 - The adequacy of public transit, if applicable at the time, to serve the displaced household.

Objective C.1.7: The County shall continue to ensure that housing implementation programs are in-place and available to support private sector development activities.

Policy C.1.7.1: The County shall adopt a Land Development Code that provides for easy reference to principles and criteria for locating low and moderate income housing, mobile home/manufactured home units and group and foster care facilities serving citizens with special needs.

Policy C.1.7.2: Annually, the County shall clearly identify in its 5-year capital improvement plan those items of infrastructure and public facilities that are prioritized to support neighborhood rehabilitation and the development of very low, low and moderate income housing.

Policy C.1.7.3: The County shall encourage development of affordable housing for extremely low, very low, low and moderate income households within its Urban Service Land Use category where central water and sewer service either exists or is available for extension and where higher densities are allowed resulting in reduced development costs.

Objective C.1.8: The County shall address energy efficiency in the design and construction of new and existing housing.

Policy C.1.8.1: The County will encourage the construction of energy efficient housing by exploring innovative regulations that promote energy conserving and environmentally sensitive technologies and LEED Neighborhood Development Design.

Policy C.1.8.2: The County shall provide educational materials to County residents on home energy reduction strategies.

Policy C.1.8.3: The County shall provide educational materials on xeriscape and placement of landscape materials to reduce energy and water consumption.

Policy C.1.8.4: The County shall, where feasible, encourage the retrofitting of existing structures to be more energy efficient.

Policy C.1.8.5: The County shall support public education in the use of renewable energy resources and energy efficient site design in all new construction, including orienting the structure to optimize solar orientation and access prevailing breezes, minimizing east-west facing windows, and maximizing natural lighting.

Objective C.1.9: The County will support the increased use of renewable energy resources.

Policy C.1.9.1: The County will support the use of alternate, renewable sources of energy including the use of solar panels in new and rehab construction.

Policy C.1.9.2: By December 31, 2014, the County will evaluate its Land Development Code to remove any impediments to the utilization of alternate and renewable energy sources including the use of solar panels and wind generators.